

87228

09-01-14A09:32 RCVD

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS That KAREN SARTIN ALVAREZ herein called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KAREN SARTIN, hereinafter called grantee, and unto grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at the NW corner of the SW 1/4 SW 1/4 of Sec. 22, Township 39 South, Range 9 East of the Willamette Meridian; thence South 88 deg. 56' East along the North line of the SW 1/4 SW 1/4 to the Westerly right-of-way line of the U.S.B.R. Weed Drain; thence Southerly and Westerly along the Westerly and Northerly right-of-way line of the Weed drain to its intersection with the West line of the SW 1/4 SW 1/4; thence North 0 deg. 04' East, along the West line of the SW 1/4 SW 1/4 to the point of beginning. EXCEPTING THEREFROM any portion lying within the right-of-way of Washburn Way. SUBJECT TO: Regulations, including levies, assessments, water & irrigation rights and easements for ditches and canals of K.I.D.; rights-of-way for laterals & ditches; rights of the public in and to that portion lying within roads and highways. FURTHER SUBJECT TO: Reservations of right to use irrigation ditch, including the terms and provisions thereof as disclosed by instrument dated April 15, 1953, recorded October 1, 1965, Book M-65, Page 2225, reserved by Marion Wickline formerly Marion Quigley and Muri Wickline, portion reserved along westerly right-of-way of U.S.B.R. A-3 Lateral.

The consideration for this deed is love and affection.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for the transfer, stated in terms of dollars, is \$0.00.

In construing this deed and where the context requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

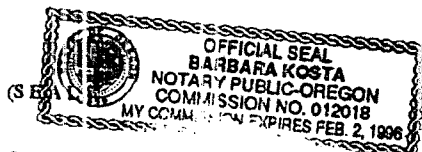
In Witness Whereof, the grantor has executed this instrument this 1 day of September, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto in order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Karen Sartin Alvarez
Karen Sartin Alvarez

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named KAREN SARTIN ALVAREZ and acknowledged the foregoing instrument to be her voluntary act and deed.



Grantor:
Karen Sartin Alvarez
7401 Washburn Way
Klamath Falls, OR 97603

Grantee:
Karen Sartin
7401 Washburn Way
Klamath Falls, OR 97603

After recording return to:
Karen Sartin
7401 Washburn Way
Klamath Falls, OR 97603

Until a change is requested
all tax statements shall be
sent to the following address: Same

Before me: Barbara Kosta
Notary Public for Oregon
My Commission Expires: 2-2-96

STATE OF OREGON, County of Klamath) ss.
I certify that the within instrument received for record
on the 1st day of Sept, 1994 at 9:32 o'clock
A M., and recorded in book/reel/volume NO. M94
on page 27385 or as fee/file/instrument/microfilm/
reception No. 87228, Recorded of Deeds of said County.

Evelyn Biehn, County Clerk
Name Title
By Deborah Williams Deputy

Fee \$30.00

87228
OK